



207 Brighton Road, Worthing, BN11 2HA

Price £475,000

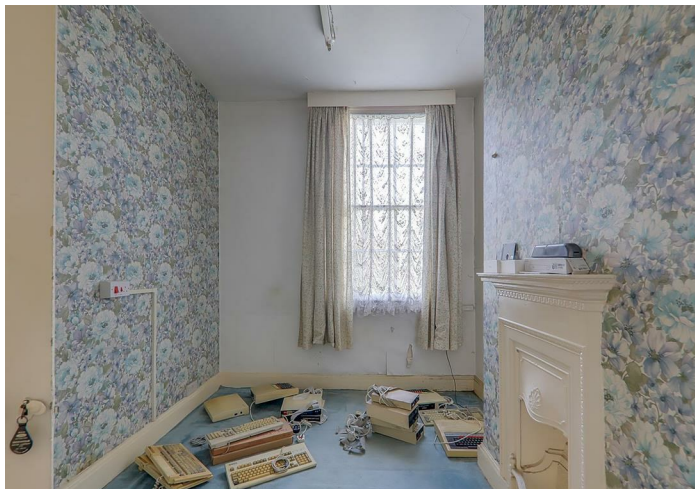
and company
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Estate and letting agents



**** Available Chain Free **** Located directly opposite Worthing seafront with the most impressive direct sea views. This charming Grade II listed terraced house offers an impressive five bedrooms with the accommodation arranged over three levels. One of the standout features of this home is the breathtaking direct sea views, allowing you to enjoy the beauty of the coastline from the comfort of your own living space. This delightful home is not just a property; it is a lifestyle choice, offering the perfect balance of coastal living and historical significance. Whether you are looking for a family home or a seaside retreat, this terraced house on Brighton Road is sure to impress. Don't miss the chance to make this exceptional property your own.

- Grade II Listed
- 5 Bedrooms
- 3 Reception Rooms
- Two Bathrooms
- Chain Free
- Direct Sea Views
- Front & Rear Gardens
- Viewing Recommended





Entrance Hall

Impressive entrance with staircase to first floor. Radiator. Understairs cupboard.

Living Room

3.94 x 3.63 (12'11" x 11'11")

Two sash windows with sea views. Radiator.

Dining Room

3.63 x 2.45 (11'11" x 8')

Sash window. Radiator. Feature fireplace.

Kitchen / Breakfast Room

6.32 x 3.49 (20'9" x 11'5")

Work surfaces with cupboards and drawers under. Built in oven and grill. Fitted hob.

Four windows. Inset one and half bowl. Door to side. Radiator. Log burner. Wall mounted boiler. Cupboard housing hot waster cylinder.

First Floor Landing

Staircase rising to the top floor.

Lounge (front)

5.13 x 3.93 (16'10" x 12'11")

Feature full height windows and central doors opening onto south balcony with railings and canopy giving impressive direct sea views.

Bedroom (Rear)

3.64 x 3.49 (11'11" x 11'5")

Sash window. Feature fireplace. Two radiators. Wall mounted wash basin with tiled splashback.



Bedroom (side)

3.63x 2.45 (11'11" x 8')

Sash window. Feature fireplace. Radiator.

Bathroom

1.55 x 2.16 (5'1" x 7'1")

Suite comprising bath and wall mounted sink. Radiator. Sash window. Part tiled walls.

Separate Wc

Low level flush Wc. Window.

Second Floor Landing

A true feature with glass roof lantern. Access hatch to roof space.

Bedroom (Front)

5.27 x 3.78 (17'3" x 12'5")

Two dash windows with direct sea views. Radiator. Wash basin and tiled splashback.

Recessed fitted cupboard. Range of fitted bedroom storage.

Bedroom (Rear)

4.66 max x 3.04 (15'3" max x 9'12")

Two sash windows. Feature fireplace. Two radiators. Wash basin with tiled splashback and cupboard under.

Bedroom (side)

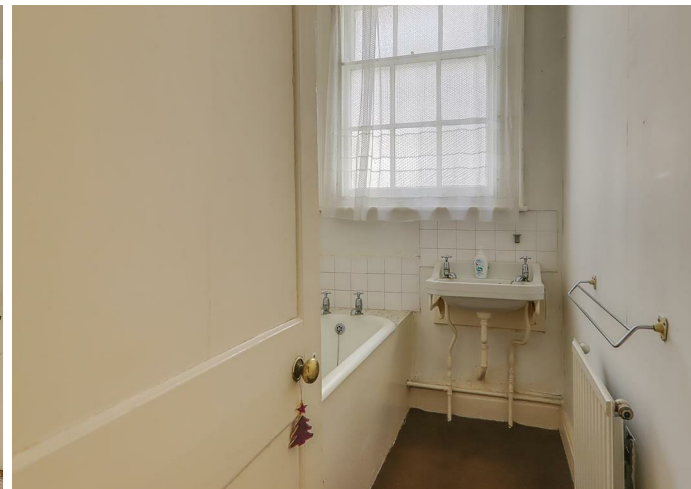
3.53 x 2.44 max (11'7" x 8' max)

Sash window. Radiator. Feature fireplace.

Bathroom/Wc

2.14 x 2.04 (7' x 6'8")

Suite comprising bath, pedestal wash basin and Wc. Part tiled walls. Radiator. Vent window.



Front Garden

Laid to lawn and enclosed by shrubs. Pathway to front door.

Rear Garden

Enclosed by fencing with timber shed and deck.

Required Information

Council tax band: E

Draft version: 1

Note: These details have been provided by the vendor. Any potential purchaser should instruct their conveyancer to confirm the accuracy.

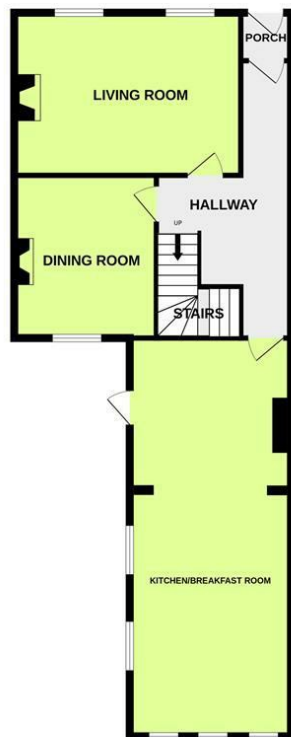
AGENT NOTE

****This property is being sold on behalf of a corporate client. It is marketed subject to obtaining the grant of probate and must remain on the market until contracts are exchanged. As part of a deceased's estate it may not be possible to provide answers to the standard property questionnaire. Please refer to the agent before viewing if you feel this may affect your buying decision.****

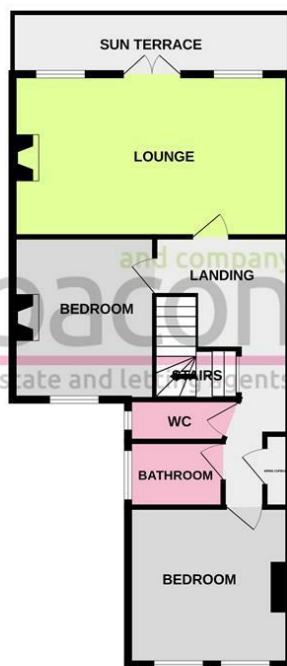
****Please note that any services, heating system or appliances have not been tested, and no warranty can be given or implied as to their working order. ****



GROUND FLOOR



1ST FLOOR



2ND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	56	67
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

These particulars are believed to be correct, but their accuracy is not guaranteed. They do not form part of any contract. The services at this property, ie gas, electricity, plumbing, heating, sanitary and drainage and any other appliances included within these details have not been tested and therefore we are unable to confirm their condition or working order.



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